

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

January 13, 2015

Council District: # 6

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **14526 WEST SHERMAN WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2219-008-013**

On November 29, 2010, September 23, 2011, August 29, 2012 and September 12, 2013, pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **14526 West Sherman Way, Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	1,828.00
System Development Surcharge		109.68
Title Report fee		42.00
<b>Grand Total</b>	<b>\$</b>	<b><u>1,979.68</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,979.68** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,979.68** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

**Property Title Report**

Work Order No. T10664  
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2219-008-013

Property Address: 14526 W SHERMAN WAY ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Instrument GRANT DEED

Grantor: ROBERT SAUL COHEN AND JANIE TOBY COHEN, TRUSTEES OF COHEN LIVING TRUST, DATED JUNE 24, 2004

Grantee: MADISON INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Instrument: 20071527282

Book/Page: N/A

Dated: 06/05/2007

Recorded: 06/26/2007

MAILING ADDRESS: MADISON INVESTMENT PROPERTIES, LLC  
253 S. OAKHURST DR. BEVERLY HILLS, CA 90212

**SCHEDULE B**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL B, OF PARCEL MAP L.A. NO. 1791, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE(S) 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE WESTERLY TWENTY (20) FEET OF PARCEL "A" OF PARCEL MAP NO. 1573, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE(S) 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MORTGAGES/LIENS**

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10664

**SCHEDULE B (Continued)**

**Trustor/Mortgagor:** MADISON INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**Lender/Beneficiary:** NOORI GANJI AND GITA GANJI, TRUSTEES 2004 NOORI GANJI AND GITA GANJI ZOKAI TRUST, REVOCABLE TRUST DATED JUNE 14, 2004

**Trustee:** OLD REPUBLIC TITLE COMPANY

**Instrument:** 20071612967

**Book/Page:** N/A

**Amount:** \$1,200,000

**Open Ended:** NO

**Dated:** 06/26/2007

**Recorded:** 07/06/2007

**Maturity Date:** 06/26/2037

**MAILING ADDRESS:** NOORI GANJI, TRUSTEE GITA GANJI, TRUSTEE  
P.O. BOX 5962 BEVERLY HILLS, CA 90209

**MAILING ADDRESS:** MADISON INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY P.O. BOX 5962, BEVERLY HILLS, CA 90209 (OWNER)

**MAILING ADDRESS:** NOORI GANJI AND GITA GANJI, TRUSTEES 2004 NOORI GANJI AND GITA GANJI ZOKAI TRUST, REVOCABLE TRUST DATED JUNE 14, 2004 P.O. BOX 5962, BEVERLY HILLS, CA 90209

**Type of Instrument** MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 02/11/2011, RECORDED 02/25/2011 AS INSTRUMENT NO. 20110304902

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

**MAILING ADDRESS:** MADISON INVESTMENT PROPERTIES LLC 253 OAKHURST DR BEVERLY HILLS CA 90212

NOTICE OF PENDING LIEN, DATED 12/16/2011, RECORDED 12/23/2011 AS INSTRUMENT NO. 20111750187

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

**MAILING ADDRESS:** MADISON INVESTMENT PROPERTIES LLC PO BOX 5962 BEVERLY HILLS CA 90212

NOTICE OF PENDING LIEN, DATED 01/10/2013, RECORDED 01/25/2013 AS INSTRUMENT NO. 20130130130

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

**SCHEDULE B (Continued)**

**MAILING ADDRESS: MADISON INVESTMENT PROPERTIES LLC PO BOX 5962  
BEVERLY HILLS CA 90212**

**NOTICE OF PENDING LIEN, DATED 12/09/2013, RECORDED 01/10/2014 AS  
INSTRUMENT NO. 20140033006**

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL  
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012**

**MAILING ADDRESS: MADISON INVESTMENT PROPERTIES LLC PO BOX 5962  
BEVERLY HILLS CA 90212**

**NOTICE OF PENDING LIEN, DATED 12/09/2013, RECORDED 01/10/2014 AS  
INSTRUMENT NO. 20140033057**

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL  
SERVICES DIVISION 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012**

**MAILING ADDRESS: MADISON INVESTMENT PROPERTIES LLC PO BOX 5962  
BEVERLY HILLS CA 90212**

FIDELITY-VAN NUYS

Recording Requested by

and when recorded mail this deed and mail tax statement to:

Madison Investment Properties, LLC  
253 S. OAKHURST DR.  
BEVERLY HILLS, CA 90212

Assessors Parcel No. 2219-008-013

08/26/07



20071527282

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s): <sup>(30)</sup> ~~is~~ <sup>(44)</sup> \$8,100.00  
Documentary transfer tax ~~is~~ \$1,980.00  
(X) computed on full value of the interest of property conveyed, or  
( ) computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.  
( ) Unincorporated area (X) City of Los Angeles

2'  
4'  
95'

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert Saul Cohen and Janie Toby Cohen, Trustees of Cohen Living Trust, dated June 24, 2004

hereby GRANTS(S) TO Madison Investment Properties, LLC, a California Limited Liability Company

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Parcel "B", in the City of Los Angeles, County of Los Angeles, State of California, as shown on Parcel Map LA No. 1791 Filed in Book 23, Page(s) 7 of parcel maps, in the office of the County Recorder of said county.

SEE EXHIBIT "ONE" ATTACHED

Dated June 5, 2007

State of California )  
County of San Angeles ) SS

Robert Saul Cohen  
Robert Saul Cohen, Trustee

On 6-7-07 before me,

Janie Toby Cohen  
Janie Toby Cohen, Trustee

Bryan Burgos  
a Notary Public in and for said county and state personally appeared Robert Saul Cohen + Janie Toby Cohen

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature [Signature] (This area for official notarial seal)

Title Order No. 19526172 Escrow Number 41010

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **January 13, 2015**

JOB ADDRESS: **14526 WEST SHERMAN WAY, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2219-008-013**

Last Full Title: **08/07/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MADISON INVESTMENT PROPERTIES, LLC  
253 SOUTH OAKHURST DRIVE  
BEVERLY HILLS, CA. 90212  
CAPACITY: OWNER
  
- 2). MADISON INVESTMENT PROPERTIES, LLC  
P.O. BOX 5962  
BEVERLY HILLS, CA. 90209-5962  
CAPACITY: OWNER
  
- 3). NOORI AND GITA GANJI  
TRUSTEES 2004 NOORI GANJI AND GITA GANJI ZOKAI TRUST  
P.O. BOX 5962  
BEVERLY HILLS, CA. 90209-5962  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**14526 SHERMAN WAY, VAN NUYS, CA 91405-2299**



Bldg Card: 000 of 003

**Owner Information**

Owner Name: **MADISON INVESTMENT PROPERTIES/LLC**  
 Mailing Address: **PO BOX 5962, BEVERLY HILLS CA 90209-5962 B019**  
 Vesting Codes: **// CO**

**Location Information**

Legal Description: **PARCEL MAP AS PER BK 23 PG 7 OF P M LOT B**  
 County: **LOS ANGELES, CA** APN: **2219-008-013**  
 Census Tract / Block: **1278.03 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **HARTSOOK**  
 Legal Book/Page: Map Reference: **15-D3 / 532-A4**  
 Legal Lot: **B** Tract #:  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **VN** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **06/26/2007 / 06/05/2007** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$1,800,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1527282** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$268.74**  
 New Construction: Multi/Split Sale:  
 Title Company: **FIDELITY TITLE**  
 Lender:  
 Seller Name: **COHEN LIVING TRUST**

**Prior Sale Information**

Prior Rec/Sale Date: **06/29/1983 /** Prior Lender:  
 Prior Sale Price: **\$150,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **730653** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Year Built / Eff: <b>1969 /</b>	Total Rooms/Offices	Garage Area:
Gross Area: <b>6,698</b>	Total Restrooms:	Garage Capacity:
Building Area: <b>6,698</b>	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond: <b>NONE</b>
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

**Site Information**

Zoning: <b>LAC2</b>	Acres: <b>0.27</b>	County Use: <b>AUTO SVC SHOP (2600)</b>
Lot Area: <b>11,555</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>AUTO REPAIR</b>	Commercial Units: <b>6</b>	Water Type:
Site Influence:	Sewer Type:	Building Class:

**Tax Information**

Total Value: <b>\$1,520,000</b>	Assessed Year: <b>2014</b>	Property Tax: <b>\$19,349.99</b>
Land Value: <b>\$929,800</b>	Improved %: <b>39%</b>	Tax Area: <b>13</b>
Improvement Value: <b>\$590,200</b>	Tax Year: <b>2014</b>	Tax Exemption:
Total Taxable Value: <b>\$1,520,000</b>		

**Comparable Sales Report**

For Property Located At

**14526 SHERMAN WAY, VAN NUYS, CA 91405-2299****14 Comparable(s) Selected.**

Report Date: 01/08/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,800,000	\$610,000	\$10,500,000	\$2,298,571
Bldg/Living Area	6,698	5,697	7,500	6,463
Price/Sqft	\$268.74	\$87.37	\$1,750.00	\$369.78
Year Built	1969	1921	1987	1955
Lot Area	11,555	5,498	28,395	13,752
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,520,000	\$80,754	\$1,579,486	\$800,384
Distance From Subject	0.00	1.43	23.82	14.26

\*= user supplied for search only

Comp #:	1	Distance From Subject: 1.43 (miles)			
Address:	14761 BESSEMER ST, VAN NUYS, CA 91411-2712				
Owner Name:	5777 VNB LLC				
Seller Name:	C B AUTO BODY INC				
APN:	2241-024-003	Map Reference:	15-D5 / 531-J7	Building Area:	6,804
County:	LOS ANGELES, CA	Census Tract:	1283.03	Total Rooms/Offices:	
Subdivision:	1200	Zoning:	LAM2	Total Restrooms:	
Rec Date:	10/01/2014	Prior Rec Date:	12/30/1986	Yr Built/Eff:	1973 / 1973
Sale Date:	10/01/2014	Prior Sale Date:	12/1986	Air Cond:	
Sale Price:	\$1,100,000	Prior Sale Price:	\$458,590	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1041993	Acres:	0.29		
1st Mtg Amt:	\$1,000,000	Lot Area:	12,806		
Total Value:	\$731,818	# of Stories:	1.00		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 3.09 (miles)			
Address:	15421 PLUMMER ST, NORTH HILLS, CA 91343				
Owner Name:	R & D ANDRADE INC				
Seller Name:	ALLISON CHRISTINA TRUST				
APN:	2656-011-028	Map Reference:	8-C4 / 501-G6	Building Area:	6,000
County:	LOS ANGELES, CA	Census Tract:	1172.01	Total Rooms/Offices:	
Subdivision:	13164	Zoning:	LAP	Total Restrooms:	
Rec Date:	06/30/2014	Prior Rec Date:		Yr Built/Eff:	1972 / 1972
Sale Date:	05/05/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$860,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	671425	Acres:	0.41		
1st Mtg Amt:	\$750,000	Lot Area:	17,884		
Total Value:	\$239,957	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 7.32 (miles)			
Address:	3413 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1329				
Owner Name:	NOEL CHI LP				
Seller Name:	ROSS FAMILY TRUST				
APN:	2425-025-027	Map Reference:	563-C7 / 563-C7	Building Area:	6,669
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms/Offices:	
Subdivision:	7462	Zoning:	LAC2	Total Restrooms:	
Rec Date:	04/10/2014	Prior Rec Date:	02/03/1993	Yr Built/Eff:	1948 / 1948
Sale Date:	04/03/2014	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$3,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	364991	Acres:	0.29		
1st Mtg Amt:	\$3,000,000	Lot Area:	12,579		
Total Value:	\$1,077,055	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 10.69 (miles)		
Address:	773 W CALIFORNIA AVE, GLENDALE, CA 91203-1591			
Owner Name:	PARSEKHIAN RASMIK & JASIK			



Seller Name:	<b>HAZARIAN SCOTT</b>	Map Reference:	<b>25-B3 / 564-C4</b>	Building Area:	<b>6,650</b>
APN:	<b>5638-018-027</b>	Census Tract:	<b>3017.02</b>	Total Rooms/Offices:	
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>GLM2YY</b>	Total Restrooms:	<b>1.00</b>
Subdivision:	<b>5468</b>	Prior Rec Date:	<b>10/31/2002</b>	Yr Built/Eff:	<b>1955 /</b>
Rec Date:	<b>10/16/2014</b>	Prior Sale Date:	<b>04/02/2002</b>	Air Cond:	<b>YES</b>
Sale Date:	<b>10/10/2014</b>	Prior Sale Price:	<b>\$2,000,000</b>	Pool:	
Sale Price:	<b>\$2,450,000</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Sale Type:	<b>FULL</b>	Acres:	<b>0.28</b>		
Document #:	<b>1094023</b>	Lot Area:	<b>12,361</b>		
1st Mtg Amt:	<b>\$1,100,000</b>	# of Stories:			
Total Value:	<b>\$1,299,627</b>	Park Area/Cap#:	<b>/</b>		
Land Use:	<b>AUTO REPAIR</b>				

Comp #:	<b>5</b>	Distance From Subject:	<b>10.98 (miles)</b>		
Address:	<b>1178 N WESTERN AVE, LOS ANGELES, CA 90029</b>				
Owner Name:	<b>COMPASS WORLD INVESTMENTS INC</b>				
Seller Name:	<b>SIMONIAN FAMILY TRUST</b>				
APN:	<b>5536-009-005</b>	Map Reference:	<b>34-E4 / 593-H5</b>	Building Area:	<b>6,535</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1911.20</b>	Total Rooms/Offices:	
Subdivision:	<b>NORTH PARK</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>08/04/2014</b>	Prior Rec Date:	<b>01/04/1978</b>	Yr Built/Eff:	<b>1970 / 1972</b>
Sale Date:	<b>07/30/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$1,900,000</b>	Prior Sale Price:	<b>\$85,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>805661</b>	Acres:	<b>0.27</b>		
1st Mtg Amt:	<b>\$1,260,000</b>	Lot Area:	<b>11,870</b>		
Total Value:	<b>\$968,961</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>6</b>	Distance From Subject:	<b>13.24 (miles)</b>		
Address:	<b>2624 W SUNSET BLVD, LOS ANGELES, CA 90026-3906</b>				
Owner Name:	<b>2624 SUNSET BOULEVARD LLC</b>				
Seller Name:	<b>LANIGAN LESLEY-ANN</b>				
APN:	<b>5402-013-011</b>	Map Reference:	<b>35-B5 / 594-C7</b>	Building Area:	<b>5,700</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1958.04</b>	Total Rooms/Offices:	
Subdivision:	<b>ROWLAND HEIGHTS</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>07/11/2014</b>	Prior Rec Date:		Yr Built/Eff:	<b>1921 / 1950</b>
Sale Date:	<b>06/23/2014</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$800,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>717538</b>	Acres:	<b>0.13</b>		
1st Mtg Amt:		Lot Area:	<b>5,498</b>		
Total Value:	<b>\$80,754</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>7</b>	Distance From Subject:	<b>13.65 (miles)</b>		
Address:	<b>1016 N ALVARADO ST, LOS ANGELES, CA 90026-3107</b>				
Owner Name:	<b>APPLECROSS LANE HOLDINGS LLC</b>				
Seller Name:	<b>CARICH FAMILY TRUST</b>				
APN:	<b>5404-003-024</b>	Map Reference:	<b>35-C6 / 594-D7</b>	Building Area:	<b>7,500</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1957.20</b>	Total Rooms/Offices:	
Subdivision:	<b>LAKESIDE</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>12/15/2014</b>	Prior Rec Date:	<b>03/07/2013</b>	Yr Built/Eff:	<b>1928 / 1928</b>
Sale Date:	<b>11/26/2014</b>	Prior Sale Date:	<b>02/05/2013</b>	Air Cond:	
Sale Price:	<b>\$1,250,000</b>	Prior Sale Price:	<b>\$1,100,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1356359</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$1,125,000</b>	Lot Area:	<b>7,483</b>		
Total Value:	<b>\$1,104,994</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>	Distance From Subject:	<b>15.53 (miles)</b>		
Address:	<b>1340 S OLIVE ST, LOS ANGELES, CA 90015-3019</b>				
Owner Name:	<b>OLIVE INVESTMENT GROUP LLC</b>				
Seller Name:	<b>CITYVIEW OLIVE HILL PARTNERS L</b>				
APN:	<b>5134-025-015</b>	Map Reference:	<b>44-C4 / 634-D6</b>	Building Area:	<b>6,000</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2240.10</b>	Total Rooms/Offices:	
Subdivision:	<b>MORRIS VINEYARD SUB</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>11/18/2014</b>	Prior Rec Date:	<b>08/30/2010</b>	Yr Built/Eff:	<b>1923 / 1923</b>
Sale Date:	<b>11/18/2014</b>	Prior Sale Date:	<b>08/26/2010</b>	Air Cond:	
Sale Price:	<b>\$10,500,000</b>	Prior Sale Price:	<b>\$3,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1234502</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:	<b>\$7,700,000</b>	Lot Area:	<b>6,048</b>		
Total Value:	<b>\$867,452</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	9	Distance From Subject:	18.28 (miles)
Address:	610 W FLORENCE AVE, LOS ANGELES, CA 90044		
Owner Name:	SLE ENTS INC		
Seller Name:	BOECKMANN K L & T J TRUST		
APN:	6020-028-005	Map Reference:	52-A5 / 674-B7
County:	LOS ANGELES, CA	Census Tract:	2377.10
Subdivision:	FIGUEROA BLVD TR	Zoning:	LAC2
Rec Date:	07/02/2014	Prior Rec Date:	12/14/1994
Sale Date:	06/04/2014	Prior Sale Date:	
Sale Price:	\$610,000	Prior Sale Price:	\$142,061
Sale Type:	FULL	Prior Sale Type:	
Document #:	683554	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,545
Total Value:	\$564,872	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	19.83 (miles)
Address:	750 E MANCHESTER AVE, LOS ANGELES, CA 90001-3633		
Owner Name:	ALLEGRO VENTURES LLC		
Seller Name:	PANCHOS ENTS INC		
APN:	6042-002-029	Map Reference:	58-C2 / 704-E2
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	1977	Zoning:	LAC2
Rec Date:	09/04/2014	Prior Rec Date:	06/24/1998
Sale Date:	08/26/2014	Prior Sale Date:	11/17/1997
Sale Price:	\$790,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	928418	Acres:	0.25
1st Mtg Amt:	\$400,000	Lot Area:	11,051
Total Value:	\$315,205	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	20.17 (miles)
Address:	801 E MAIN ST, ALHAMBRA, CA 91801-4055		
Owner Name:	GARFF PROPERTIES-ALN LLC		
Seller Name:	OBAC INC		
APN:	5336-021-028	Map Reference:	37-C3 / 596-C4
County:	LOS ANGELES, CA	Census Tract:	4803.02
Subdivision:	STANTON & WEEKS	Zoning:	ALCPD*
Rec Date:	10/10/2014	Prior Rec Date:	
Sale Date:	10/06/2014	Prior Sale Date:	
Sale Price:	\$4,650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1073796	Acres:	0.65
1st Mtg Amt:		Lot Area:	28,395
Total Value:	\$797,999	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	20.18 (miles)
Address:	141 VISTA AVE, PASADENA, CA 91107-3646		
Owner Name:	PASADENA AQUATIC VENTURES LLC		
Seller Name:	HAKOPYAN HOVSEP		
APN:	5746-026-018	Map Reference:	27-E4 / 566-E4
County:	LOS ANGELES, CA	Census Tract:	4628.00
Subdivision:	1556	Zoning:	PSC-
Rec Date:	05/06/2014	Prior Rec Date:	12/18/2009
Sale Date:	11/20/2013	Prior Sale Date:	11/24/2009
Sale Price:	\$2,290,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	469340	Acres:	0.34
1st Mtg Amt:	\$1,145,000	Lot Area:	14,865
Total Value:	\$1,579,486	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	21.38 (miles)
Address:	4470 W ROSECRANS AVE, HAWTHORNE, CA 90250-6934		
Owner Name:	4470 W ROSECRANS LLC		
Seller Name:	ABW ROSECRANS INC		
APN:	4078-033-033	Map Reference:	63-A2 / 733-C4
County:	LOS ANGELES, CA	Census Tract:	6039.00
Subdivision:	LAWNDALE	Zoning:	LNM1-R1P
Rec Date:	09/04/2014	Prior Rec Date:	10/09/2009
Sale Date:	08/30/2014	Prior Sale Date:	09/29/2009
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,665,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	926669	Acres:	0.40
1st Mtg Amt:		Lot Area:	17,422

Total Value:	<b>\$916,101</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>23.82 (miles)</b>
Address:	<b>413 E EUCLID AVE, COMPTON, CA 90222</b>		
Owner Name:	<b>CASANOVA JORGE A</b>		
Seller Name:	<b>FRANK IGOR L</b>		
APN:	<b>6169-026-010</b>	Map Reference:	<b>64-F1 / 735-A2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5416.03</b>
Subdivision:	<b>BELLE VERNON ACRES</b>	Zoning:	<b>COMH-B*</b>
Rec Date:	<b>11/13/2014</b>	Prior Rec Date:	<b>04/30/2004</b>
Sale Date:	<b>10/22/2014</b>	Prior Sale Date:	<b>04/14/2004</b>
Sale Price:	<b>\$680,000</b>	Prior Sale Price:	<b>\$570,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1207976</b>	Acres:	<b>0.50</b>
1st Mtg Amt:	<b>\$382,976</b>	Lot Area:	<b>21,723</b>
Total Value:	<b>\$661,099</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>616 /</b>
		Building Area:	<b>6,558</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1985 /</b>
		Air Cond:	<b>WALL</b>
		Pool:	
		Roof Mat:	<b>ROLL COMPOSITION</b>